



BENSALEM TOWNSHIP

Building and Planning Department
2400 Byberry Road • Bensalem PA 19020
215-633-3644 • FAX 215-633-3653

Exhibit Z-4

Zoning Hearing Board

Appeal Number: 2015-453

Township of Bensalem, Bucks County, Pennsylvania Notice of Appeal

Appeal is hereby made by the undersigned from the action of the Zoning Officer.

Check applicable item(s):

- ☐ Certification of Non-Conforming Use
- ☐ Application for Validity Challenge
- ☐ Administrative Officer in refusing my application for a building permit dated: _____
- ☐ Special Exception
- ☒ Variance from the terms of the Zoning Ordinance of the Township of Bensalem

RECEIVED

JUN 12 2015

BENSALEM TOWNSHIP
BUILDING AND PLANNING

Appellant Name: Joe Bound

Address: 308 Easton Road
Warrington, PA 18976

Phone No. _____

Owner's Name: Bucks County Economic Development Corp

Address: 455 Dunksferry Road
Bensalem, PA 19020

Phone No. _____

Attorney Name: Thomas R. Hecker, Esquire

Address: Begley, Carlin & Mandio, LLP
680 Middletown Boulevard - Langhorne, PA 19047

Phone No. _____

Interest of appellant, if not owners (agent, lessee, etc.): Purchaser under Installment

Sale Agreement with Bucks County Economic Development Corp.

1. Application relates to the following:

Check items if applicable:

- | | |
|--|---|
| <input type="checkbox"/> Use | <input type="checkbox"/> Lot Area |
| <input type="checkbox"/> Height | <input checked="" type="checkbox"/> Yards |
| <input type="checkbox"/> Existing Building | <input checked="" type="checkbox"/> Proposed Building |
| <input type="checkbox"/> Occupancy | |
| <input type="checkbox"/> Other: (describe) | |

2. Brief description of Real Estate affected:

Tax Parcel Number: 02-079-007

Location: 455 Dunksferry Road - Bensalem, PA

Lot Size: 6.23 Acres

Present Use: Industrial

Proposed Use: Industrial

Present Zoning Classification: M2

Present Improvement upon Land: 79,154 SF Building with related parking

Deed recorded at Doylestown in Deed Book 4855 Page 56

3. If this is an appeal to challenge, provide statement and/or basis for challenge to the validity of the zoning ordinance.

N/A

4. If this is an Appeal from action of the Zoning Administrative Officer then complete the following:

Date Determination was made: N/A

Your statement of alleged error of Zoning Administrative Office: _____

5. Specific reference to section of the Zoning Ordinance upon which application for special exception or variance is based (if special or variance is desired):

Sections 232-543(2) and 232-543(3)b.1

6. Action desired by appellant or applicant (statement of relief sought or special exception or variance desired):

A variance to allow existing building coverage of 33.2% where 25% is permitted and to
allow a side yard of 47.2 feet where 50 feet is required.

7. Reasons appellant believes board should approve desired action (refer to section or sections of ordinance under which it is felt that desired action may be allowed, and not whether hardship is (or is not) claimed, and the specific hardship.

Addition is required for the expansion of the existing use and will adversely impact the
health, safety or welfare of the community.

8. Has previous appeal or application for special exception or variance been filed in connection with these premises?

☐ YES ☒ NO

Specifications of errors must state separately the appellant's objections to the action of the zoning administrative office with respect to each question of law and fact which is sought to be reviewed.

I, hereby depose and say that all of the above statements and the statements contained in any papers or plans submitted herewith, are true to the best of my knowledge and belief.

Appellant's or Owner's Signature

6/5/15
Date

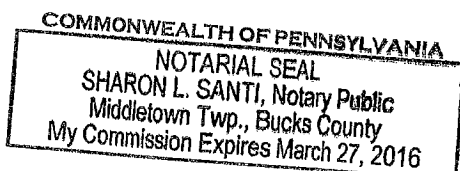
Sworn to and subscribed before me this

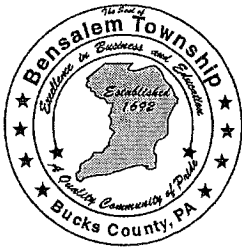
5th day of June 2015

Notary Public

My commission expires:

March 27, 2016





BENSALEM TOWNSHIP

Building and Planning Department
Office 215-633-3644 • Fax 215-633-3753
Matthew K. Takita
Director of Building and Planning
2400 Byberry Road • Bensalem, PA 19020

ZONING CERTIFICATION

June 12, 2015

Joe Bound
308 Easton Road
Warrington, PA 18976

Project:	Addition
Project Address:	455 Dunksferry Rd Bensalem, PA 19020
Tax Parcel:	02-079-007
Property Owner:	Bucks County Economic Development Corp.

Dear Sir/Madam:

In response to your request, the following information is being furnished as it pertains to the above referenced property:

1. The subject parcel is located in a G-I, General Industrial District.
2. The proposed addition of 10,980 sf. for warehousing is a permitted use in the G-I district.
3. A plan entitled "Land Development Plan" prepared for Joe Bound prepared by ProTract Engineering, Inc., dated May 18, 2015 indicates that two (2) zoning variances will be required.
 - a.) Allow a building coverage of 33.2% which exceed the allowable 25%.
[Section 232-543(2)]
 - b.) Allow a side yard setback of 47.2 ft which is less than the required 50 ft.
[Section 232-543(b)1.]

A copy of the section for this classification is included for your reference. If you should have any questions or concerns, please feel free to contact this office for assistance.

You have the right to appeal this determination to the Township Zoning Hearing Board. Applications for appeals to the Zoning Hearing Board can be obtained at the Building and Planning Department located in the Municipal Building at 2400 Byberry Road, Bensalem or on our website at <http://bensalempa.gov>.

Respectfully,

Harold W. Gans, P.E., P.L.S.
Township Engineer

HWG/lva

This is not a permit. No land shall be used or occupied and no structure shall be constructed, used or occupied until all appropriate approvals and permits are obtained.

